APPLICATION
LOCAL HISTORIC LANDMARK DESIGNATION

1. Name of property
   P.H. Hanes Knitting Company - Knitting Building

2. Owner's Name & Address
   BRD Building, LLC
   1320 West Broad Street, Suite A
   Richmond, VA 23220

3. Property Location
   675 North Main Street
   Winston-Salem, NC 27101

4. Amount of Land To Be Designated (acreage)
   Approximately 1.21 acres

5. Interior To Be Designated
   X Yes No

6. Tax Block(s)
   0014
   Tax Lot(s) 301

Please complete the following information on continuation sheets

7. When was the structure erected? For Whom? (If you don't know the exact date, please give a general time frame.) Have there been additions or modifications? If so, describe and give dates.

8. Do you know the names of any of the craftsmen who worked on the structure (i.e., architects, carpenters, contractors, landscape designers, etc.)? Do any architect's plans or building accounts exist? Where?

9. Do you have any old photographs of the structure? If so, do you know the dates of the photographs?

10. How has the building been passed down through the years, from whom to whom (i.e., a quick chain of title)?

11. What was the structure's original use, if different from today? Has the building ever been moved? List the sources of your information.

12. What is the significance of this property? (Please be specific and to the point.) Include a list of sources for your information.
13. Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration? Was the restoration done under the supervision of any historic preservation organization? If the property has not been restored, is any restoration planned for the property?

14. Is the property listed in any existing architectural or historical survey (i.e., the National Register of Historic Places)? If so, please give the title and date of the listing.

_In addition to written application, the following materials must be submitted simultaneously:_

- a black and white 8" x 10" overall photograph clearly depicting the property being designated.
- color slides showing all sides of the main structure and any outbuildings (may include architectural details, interior and exterior, which add to the property’s significance)
- a tax map showing the location of the property, including any buildings and appurtenant features.

(Please label the above materials with the name of the property owner)

**APPLICATION FEE $50.00 (Check Payable to Forsyth County)**

The following information is true and correct to the best of my knowledge.

2-21-07

Date

Signature of Property Owner

Mailing Address:

1320 West Broad Street, Suite A

Richmond, VA 23220

[Redacted]
7. **When Erected? For Whom? Additions or Modifications?**

The Knitting Building is the earliest of the three extant buildings constructed by the P.H. Hanes Knitting Company in the early part of the twentieth century. The subject building, known as the “Knitting Building” or “North Building” was built in 1920-1921 for the P.H. Hanes Knitting Company.

The Knitting Building was converted to use as office, warehouse, and parking garage space in the mid-1960s after the knitting operations were moved. All of the following alterations were made during the mid-to-late 1960s. A loading dock was added to the east façade, accessing the first floor by truck rather than rail, along with a modern, metal canopy along the railroad at the east elevation. The original door in the northeast corner that provided rail access directly into the building was infilled with concrete block, and a wooden floor was added over the rail area on the interior. A large concrete ramp was constructed on the west side of the building, near the northwest corner, to allow automobile access to the third floor parking garage. A one-story, flat roof addition, constructed of concrete block, was built at the ramp’s north side. A stairway from the parking garage was also added to give access to office space on the fourth floor. The office spaces generally are finished with dropped ceilings, carpeting, and wood paneling. A mural was added to the north wall of the third floor.

8. **Craftsmen? Architect?**

The names of any craftsmen or architects who worked on the structure have not been identified. No plans or building accounts are known to exist.

9. **Old Photographs?**

See aerial photo attached. Date of the photograph is unknown.

10. **Chain of Title**

BRD Building, LLC: 12/22/2006 – Present

11. Original Use

The original use of the building was as a manufacturing facility – knitting and sewing of cotton undergarments, sleepwear, tee shirts, children’s and baby wear – from completion of construction in 1921 until 1965. The Building was converted to primarily warehouse, storage, office, and parking use from 1965 to the present.

Sources:


"Hanes Knitting is Moving from Downtown Facilities.” Winston-Salem Journal 3 October 1965.

12. Significance of Property

The P.H. Hanes Knitting Company greatly contributed to Winston-Salem’s expanding industrial economy in the twentieth century. By 1930, the city led the world in tobacco production, led the United States in the production of men’s underwear, and manufactured more knit and woolen goods than any other southern city. P.H. Hanes Knitting Company operated six factories employing approximately 2,500 people. The company, together with Hanes Hosiery and R.J. Reynolds Tobacco Company, employed sixty percent (60%) of Winston-Salem’s workforce by 1940.

The Knitting Building is an important piece of Winston-Salem’s industrial heritage, and is one of only a few remaining industrial buildings in the downtown area from the period of intense industrial growth in the city during the early part of the twentieth century. The
Knitting Building (along with the other two buildings constituting the P.H. Hanes Knitting Company complex) is an integral part of the history of a company that quickly grew to a nationally recognized American brand, "Hanes" (purchased by the Sara Lee Corporation in the 1990s, and "spun off" in 2006 to be an independent company known as Hanesbrands, Inc.).

Sources:


13. **Architecture**

The Knitting Building is the earliest of the extant buildings in the downtown Hanes complex and was built in 1920-1921. One of the most architecturally refined industrial buildings in Winston-Salem, the Knitting Building displays Beaux-Arts style details unusual among the city's industrial architecture. The six-story, flat-roofed building is set back from North Main Street and is constructed of reinforced concrete with brick curtain walls. The building is rectangular in shape and is stuccoed (unpainted on the upper portion of the north and east elevations) with bays marked by stuccoed pilasters. There are four bays along the northern and southern elevations (windows have been enclosed on the south end) and eleven bays on the east and west elevations, including the identical stair towers at the southwest and northwest corners.

The Knitting Building features a molded, stuccoed cornice on the north, west, and east elevations and stepped parapets mark three corners of the building above this cornice. Cartouche exist at the northeast and southeast parapets. These emblems are marked with large "H" motifs. The north façade is the most decorative of the building. Here the stucco at the base of the building is formed into an ashlar design with horizontal bands and deeply incised horizontal joints; this base extends to the east elevation. Above this base level is a narrow, molded band or belt. Also on the north elevation is an original entry. Now enclosed, this entry is still marked with an architrave supported by large, curved consoles.

The building's concrete and steel construction allowed an increased amount of windows, providing superior natural lighting for its construction period. Banks of large,
metal windows, where 25-light units flank 30-light units, are extant. The stair towers have single 25-light units. Other exterior features include an early metal water tank, situated on top of the building at the southeast corner. The northeast corner of the building contains a doorway (now enclosed) that allowed railroad cars to enter directly into the building on the first floor. The original freight elevator is still operable and is located on the east wall.

On the interior, the six floors of the building are virtually identical except for the first floor, which has been extended on the west side of the building, and the basement, which has a lower ceiling height. Each floor contains three rows of mushroom-style columns, concrete floors and ceilings, with wood over the concrete flooring on levels two, four, five, and six. The first floor addition is supported with square columns rather than the mushroom-style found elsewhere in the building. Also of note in the ceiling of the first floor extension is a section of removable concrete I-beams originally used to access the huge machinery used in the mill.

For changes to the building, refer to Question 7.

BRD Building, LLC, the property owner, plans to rehabilitate the Knitting Building utilizing federal and state income tax credits available for the rehabilitation of National Register of Historic Places properties. The building will be adaptively reused as residential apartments. In doing so, the exterior of the building will be restored to its original appearance. Additionally, the interior rehabilitation will preserve the major interior architectural elements of the structure. Refer to Exhibit A, which consists of the Part 2 Tax Credit Application Form, and describes the proposal rehabilitation in detail.

Source:


13. Architectural/Historic Survey Listing

The P.H. Hanes Knitting Company – Knitting Building was listed in the National Register of Historic Places on June 10, 2005 as part of an overall nomination for the P.H. Hanes Knitting Company complex.

The property is also included in the official inventory of historic properties for Forsyth County.
### EXHIBIT A

**Knitting Bldg, P.H. Hanes Knitting Co.**

**Property Name**
675 N. Main St., Winston-Salem, NC 27101

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**8. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK**

-- includes site work, new construction, alterations, etc. Complete blocks below.

<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Site</th>
<th>Approximate Date of feature</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>1920-21, mid-1960s</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition:**
The building occupies the corner lot of N. Main and 7th Streets. It is set back from N. Main Street with an asphalt-paved, recessed parking lot between the building and the sidewalk. A concrete retaining wall is located on the street side of the parking lot. There are trees and shrubs between the wall and the sidewalk. A supported concrete ramp spans the parking lot towards the north end. The building sits immediately next to the sidewalk on the 7th Street end. There is a chainlink fence enclosed, paved parking lot on the east side between the building and the railroad tracks. A loading dock with canopy is located on this side of the building. A covered dock connects this building with an adjacent building to the southeast. There is an asphalt-paved parking lot on the south side of the building. There is no communication between this lot and the building.

**Photo no.** 1-3, 6, 9, 16, 17, 20, 52  
**Drawing no.** A, 102

<table>
<thead>
<tr>
<th>Number</th>
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<th>Exterior Walls</th>
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<tbody>
<tr>
<td>2</td>
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<td>1920-21, mid-1960s</td>
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</table>

**Describe existing feature and its condition:**
The building is constructed of reinforced concrete with brick curtain walls. The walls are painted white on the west and south elevations and the lower portions of the north and east elevation. The upper portions of the north and east elevations are unpainted while the lower portions of these elevations are rusticated. A number of windows and doors have been infilled (see windows and doors for further discussion).

**Photo no.** 1-24  
**Drawing no.** A, 009-0012, A, 301-204

<table>
<thead>
<tr>
<th>Number</th>
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<th>Roof/Cornice</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td></td>
<td></td>
<td>1920-1921</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition:**
The building has a flat roof with a parapet wall approximately 8 feet high. A water tank is located on the southwest corner of the roof. The building has a molded, concrete cornice on the north, west, and east sides with stepped parapets on the corners. Cartouches with large "H" motifs are located on all but the southwest corner of the parapet.

**Photo no.** 62-83, 1-3, 6, 12, 16-19, 22  
**Drawing no.** A, 009-0012, A, 301-82-83

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**Describe work and impact on existing feature:**
The existing parking lot on the east side will remain and be upgraded with 27 parking spaces including two handicap spaces. The existing retaining walls will remain including one that will separate the lot into two sections. The lot will have entrances from both the north and south end and will have a walkway from the city sidewalk to the entrance. On the east side the south end of this area will become an outdoor entertaining area with pool and grilling area that will be enclosed with a decorative painted steel fence and landscaping along the fence line. The remaining area will be grass. The impact will be to provide outside parking and entertaining areas for the residents.

**Describe work and impact on existing feature:**
The concrete will be repaired and resurfaced in accordance with Preservation Brief No. 15. The color will be similar to the existing unpainted exterior walls. The concrete-block and brick "infill in most openings on the north, south, east, and west elevations will be removed. The name "Brown Rogers Dixon" will be removed from the south end. (See Exterior Doors No. 5 and Windows No. 6 for discussion on openings). The impact will be repair and resurface the existing exterior walls.

**Describe work and impact on existing feature:**
A new TPO roof will be installed. A roof deck and hot tub will be provided for residents but will be set back from the southern end and each side so as not to be visible from the street. The southern stair and elevator will access the roof. The HVAC units will be located on the remainder of the roof. The concrete cornice will be repaired and resurfaced. Color will match walls. The Cartouches with "H" motifs will be maintained. The existing water tower will be retained, repaired where necessary, and repainted. The impact will be to provide a new watertight roof to preserve the building, retain the historic features of the cornice and water tower and provide amenities for the residents.
**Number** | Architectural feature | Additions
---|---|---
| 4 | Approximate Date of feature | Mid-1960s

**Describe existing feature and its condition:**

A loading dock with modern concrete canoe was added along the east elevation in the mid-1960s providing truck access to the first floor rather than rail. A 3-bay, concrete-block addition with flat roof was built at the 2nd floor level on the west side at the north end. This may have enclosed a former loading dock because a metal railing is still extant on the north end. A 1-story addition runs along the west side of the building at the first floor level. It has concrete-block infill between brick piers. The skylights on the flat roof of this section are in place but have been closed and covered. A concrete ramp supported by metal posts on concrete bases was constructed to provide vehicular access from N. Main Street into the 3rd floor for parking.

**Photo no. 2-11, 13, 16, 18-21 | Drawing no. A.009-0012, A.301-304**

| Number | Architectural feature | Exterior Doors/Openings
---|---|---
| 6 | Approximate Date of feature | 1920-21, mid-1960s

**Describe existing feature and its condition:**

Most of the original doors have been altered. On the west side, a large opening has been created in the 3rd floor parking garage. Two metal roll-up loading doors and a pedestrian door are located on the 2nd floor addition on the west side. On the north end, all openings have been enclosed with concrete block or brick including the original factory door for workers and the original railroad entrance. The pedestrian entry on the north side is distinguished by an architrave supported by large curved consoles. On the west side, all openings have been enclosed with concrete block except for two loading doors towards the south end. All openings have been closed on the south end. This end was originally connected to the original 1916 P. H. Hanes building that occupied the entire end of the block to 6th Street and was demolished in the mid-1960s.

**Photo no. 5, 6, 8, 11, 21 | Drawing no. A.009-0012, A.301-304**

| Number | Architectural feature | Windows
---|---|---
| 6 | Approximate Date of feature | 1920-21, mid-1960s

**Describe existing feature and its condition:**

The building has banks of large, multi-light, steel windows divided into three sections with a movable section of 6 to 8 lights that opens in each section. The center section is wider than the flanking sections. Corner bays have single windows. The windows have been enclosed with concrete blocks on levels 1, 2, and 3 on the west elevation and on levels 1 and 2 on the north and east elevations. In many places, the windows still survive behind the infill. Concrete block has infilled all former openings on the south end.

**Photo no. 2, 5, 6, 9-12, 19-24, 31, 47, 50, 55-56, 61-62, 72, 74 | Drawing no. A.009-0012, A.301-304**

**Describe work and impact on existing feature:**

The loading dock and modern concrete canopy will remain and be repaired. The 3-bay, concrete-block addition with flat roof on the north end of the west side at the 2nd floor level will be removed revealing the original wall behind it. The 1-story addition on the west side at the 1st floor level will be retained and all openings that have been enclosed with concrete block or brick will be reopened. A new pedestrian entrance will be created in the 3rd bay from the south end. The skylights in this section will be reopened and refurbished. The existing concrete and steel ramp to the 3rd floor will be removed and the opening infilled with a window to match the existing with concrete wall below. The Impact will be to retain and reuse most of the additions while removing the large ramp on the west side returning the building more to its original appearance.

**Describe work and impact on existing feature:**

On the west side the two corrugated metal loading doors and pedestrian door in the 1-story addition will be removed along with the addition exposing the original wall behind it. The opening for the existing vehicular ramp will be enclosed with a window to match existing with concrete wall below. A new pedestrian entry will be created in the 3rd bay from the south end, 1st floor. The entry will be a double-leaf glass door sheltered by a painted steel and glass canopy. On the north end, infill in the westernmost ground floor window will be removed and it will be reopened as a vehicular entrance with a metal garage door. The infill in the original pedestrian opening on the north end will remain but be purged to create a more pleasing appearance. On the east side the southernmost loading door will be replaced by an aluminum storefront and door so that the opening will continue to read as a former loading door. The second loading door on the elevation will be replaced with a window the width of the opening to match the existing. There are no doors on the southern end. The impact will be to provide both pedestrian and vehicular access to the building in an appropriate design and location and remove the existing large vehicular opening.

**Describe work and impact on existing feature:**

All existing windows will be repaired, scraped, repainted and reglazed. Where windows no longer survive, new windows will match historic windows. New windows to match existing will be inserted in all former openings including former openings on the south end. The impact will be to preserve and restore existing windows and reopen windows that have been closed.
Number 7
Architectural feature: Floor Plan
Approximate Date of feature: 1920-21; mid-1960s

Describe existing feature and its condition:
There essentially is one large room per floor with stairways in the opposing southeast and northwest corners and the freight elevator in the southwest corner. Offices and/or restrooms have been built in several areas, notably on the 3rd and 4th floors. Offices on the 4th floor consume most of that floor with the exception of a narrow walkway down both sides and across the south end. There is a vehicular ramp from the exterior that enters the 3rd floor, and another between the 1st floor and the basement.

Number 8
Architectural feature: Basement
Approximate Date of feature: 1920-21

Describe existing feature and its condition:
The basement has a much lower ceiling height than the upper floors. Columns are short and both round with mushroom-type capitals and square with angular capitals. The concrete ramp to the first floor has been enclosed with rigid corrugated plastic. Floors and ceiling are concrete with exposed electrical and mechanical systems. Lights are flush mounted fluorescent lights.

Number 9
Architectural feature: 1st Floor
Approximate Date of feature: 1920-21

Describe existing feature and its condition:
This floor is mostly open and has both round mushroom-type columns and square columns with stairways in opposing corners. There is a concrete ramp up from the basement in the center of this floor. Steel windows survive on the interior wall but have been enclosed on the exterior. Skylights also survive on the west bump out but have been closed. Floors and ceiling are concrete with exposed electrical and mechanical systems. Lights are both pendant and flush mounted fluorescent lights.

Describe work and impact on existing feature:
The new use for this building will be residential with one- two- and three-bedroom units on floors two through six. The first floor will be a mix of parking, storage, entrance, and clubhouse. The basement will be parking. The existing stairs will be removed although on most floors most of the stairwell walls will be retained and incorporated into the unit. Both walls of the southeast stair will be retained on all residential levels and usually one wall of the northwest stair will be preserved. The existing freight elevator cab will be removed and the elevator shaft will be floored on each level. The cables, weights, and rails will remain in place. The impact will be to provide a new use for this building while retaining its industrial character.

Describe work and impact on existing feature:
The basement will contain 80 parking spaces. The existing concrete ramp between the basement and first floor will be retained and function as a ramp. Mechanical/storage space will exist on the north and south ends. New concrete stairs will be located as shown on plans. No finishes will be changed. The impact will be to provide interior tenant parking in the former basement while preserving the building.

Describe work and impact on existing feature:
The majority of the 1st floor will function as indoor parking with 42 parking spaces. Storage units will be located in the northeast and northwest corners along with the trash compactor. There will be stairs from the storage/fresh area. These stairs also access the basement parking. No finishes will be changed in this area. The south end will have a mezzanine that provides access from the west side. The entrance to three apartments will be from the mezzanine with the bedrooms on the lower level. Also on the mezzanine level will be a conference room, office, and stairs to the lower level. The south end of the mezzanine level will be open to the lower level. A clubhouse, exercise room, and restrooms will be located on the lower level on the east side. The pedestrian entrance from the east side will enter into this area and access stairs to the mezzanine level. The bedrooms for the three apartments will be located on the lower level; one on the east side and two on the west side. All columns will be retained in situ. The impact will be to provide parking, storage, and amenities to the residents while preserving the industrial character of the building.
<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>2nd Floor</th>
<th>Approximate Date of feature: 1920-21, mid-1960s</th>
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<tbody>
<tr>
<td></td>
<td><strong>Describe existing feature and its condition:</strong></td>
<td><strong>This floor is open and presently used for storage. The floor has the same three rows of mushroom-type columns and walkways in opposing corners. There is concrete-block infill on the south wall. The windows have been enclosed with concrete block on the exterior with the exception of a rectangular section of glass block. The metal windows survive on the interior. The floor and ceiling is concrete with exposed wiring and mechanical systems. Lights are pendant mounted fluorescent lights.</strong></td>
<td></td>
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<tr>
<td>Photo no: 68-72</td>
<td>Drawing no: A.008, A.214, D.204</td>
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<th>3rd Floor</th>
<th>Approximate Date of feature: 1920-21</th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>Describe existing feature and its condition:</strong></td>
<td><strong>This floor is divided between offices/storage areas and a parking garage with exterior access from the ramp on the west side. Walls of the storage area are particle board on studs; walls in the office are painted gypsum wallboard. The office ceiling is dropped acoustical tile. There are three rows of mushroom-type columns. Outside of the office/storage area, the ceiling and floors are concrete, walls are concrete and brick. Windows on the west side have been enclosed with concrete block but are still in place, windows on the east appear to have been painted. Lighting is both pendant and flush mounted fluorescent lights. Mechanical systems and pipes are exposed. The northwest stair on this floor has been brick veneered and provides access to the offices above.</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Number</th>
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<th>4th Floor</th>
<th>Approximate Date of feature: 1920-21</th>
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<tbody>
<tr>
<td></td>
<td><strong>Describe existing feature and its condition:</strong></td>
<td><strong>Offices have been inserted into the 4th floor from the north end. These offices are accessed from the northwest stair and they do not extend the width of the floor. A walkway exists between the offices and the windows and the south end that can be accessed from the elevator and the southwest stair. Mechanical systems that service the offices are located in these areas and are exposed. Lighting is pendant and flush mounted fluorescent lights. The office on the exterior is plywood on stud walls. The interior of the offices is sheathed with modern paneling and the floors are carpeted. Office ceiling is dropped acoustical tile with laid in lighting. Outside of the office, the walls, ceiling, and floors are concrete. Columns and windows are the same as on the 5th &amp; 6th floors.</strong></td>
<td></td>
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<tr>
<td>Photo no: 47-81</td>
<td>Drawing no: A.206, A.217, D.208</td>
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|        | **Describe work and impact on existing feature:** | **The 2nd floor will be the first full residential floor. Fifteen units, 4 one-bedroom, and 11 two-bedroom units will open off a central corridor. Concrete columns and their capitals will remain exposed in both the corridor in individual apartments. Corridors will have painted gypsum wallboard walls and the existing concrete floor. Units will have existing concrete/brick walls exposed with new walls of painted gypsum wallboard, ceilings will be the existing concrete painted, floors will be existing concrete or existing wood. HVAC ducts and sprinkler pipes will be exposed. The impact will be to create a new use for this floor while retaining the existing industrial character.** | |

|        | **Describe work and impact on existing feature:** | **The third floor is residential. All windows that are now closed will be reopened and if windows survive, they will be restored. New windows to match existing. The modern, semi-circular stairs in the northwest corner will be removed. The vehicular ramp and overhead door will be removed. All modern partition walls that create an office and storage area will be removed. Seventeen units, 10 two-bedroom and 7 three-bedroom apartments will open off a central corridor. All apartments on this floor are lofts with individual stairs. This and the 4th floor are the only floors to have loft apartments. Concrete columns and their capitals will remain exposed in both the corridor in individual apartments. Corridors will have painted gypsum wallboard walls and the existing concrete floor. Units will have existing concrete/brick walls exposed with new walls of painted gypsum wallboard, ceilings will be the existing concrete painted, and floors will be existing concrete. HVAC ducts and sprinkler pipes will be exposed. The impact will be to create a new use for this floor while retaining the existing industrial character.** | |

|        | **Describe work and impact on existing feature:** | **The fourth floor is residential. The existing modern partition walls that create offices will be removed. Fifteen units, 5 one-bedroom and 10 two-bedroom, will open off a central corridor. Concrete columns and their capitals will remain exposed in both the corridor in individual apartments. Corridors will have painted gypsum wallboard walls and the existing concrete floor. Units will have existing concrete/brick walls exposed with new walls of painted gypsum wallboard, ceilings will be the existing concrete painted, and floors will be existing concrete. HVAC ducts and sprinkler pipes will be exposed. The impact will be to create a new use for this floor while retaining the existing industrial character.** |
Describe work and impact on existing feature:
The fifth floor is residential. Fifteen units, 11 two-bedroom and 4 one-bedroom units will open off a central corridor. Concrete columns and their capitals will remain exposed in both the corridor and in individual apartments. Corridors will have painted gypsum wallboard walls and the existing concrete floor. Units will have existing concrete/brick walls exposed with new walls of painted gypsum wallboard, ceilings will be the existing concrete painted, floors will be existing concrete. HVAC ducts and sprinkler pipes will be exposed. The impact will be to create a new use for this floor while retaining the existing industrial character.

Photo no. 20-44 Drawing no. A.006, A.218, D.207

Number 14
Architectural feature 6th Floor
Approximate Date of feature 1920-21

Describe existing feature and its condition:
The sixth floor is essentiallly one large room with two rows of straight concrete columns. The enclosed stairwells are located on the opposing southeast and northwest corners. There is and additional room (restrooms?) on the north end wall. The ceiling is concrete and the floor is wood. Banks of multilight steel windows line the sides and the north end. Original openings on the south wall have been enclosed with concrete block. All pipes and mechanical systems are exposed.

Photo no. 25-37 Drawing no. A.007, A.219, D.208

Number 16
Architectural feature Interior Finishes
Approximate Date of feature 1920-21, mid-1960s

Describe existing feature and its condition:
Most interior finishes are industrial in character with concrete, concrete block, and brick walls, concrete ceilings and floors and large banks of industrial steel windows. Only the 6th floor has a wood floor. Modern offices have modern paneling or gypsum wallboard walls and carpet.

Photo no. Drawing no.

Number 16
Architectural feature Stairways
Approximate Date of feature 1920-21, mid-1960s

Describe existing feature and its condition:
The stairways are located in the northwest and southeast corners and are enclosed with concrete walls. There is a sliding metal door to provide access from each level. The stairs are concrete with metal pipe handrails. They are very utilitarian in character.

Photo no. 32-37,40, 49.03-87 Drawing no. A.001-007, A.211-212, A.214-216, A.217-219, A.4110, D.202-208

Describe work and impact on existing feature:
Concrete columns and their capitals will remain exposed in both the corridor and in individual apartments. Corridors will have painted gypsum wallboard walls and the existing concrete floor. Units will have existing concrete/brick walls exposed with new walls of painted gypsum wallboard, ceilings will be the existing concrete painted, floors will be existing concrete or existing wood. HVAC ducts and sprinkler pipes will be exposed. The impact will be to create a new use for this floor while retaining the existing industrial character.

Describe work and impact on existing feature:
The stairs will be removed with new stairs created elsewhere in the building as shown on the plans. The wall of the southeast stairwell will be retained and incorporated into the residential units. The south wall of the northwest stair will remain in most instances. The east wall will be removed. The sliding metal doors to the stairwell will be salvaged, restored and rehung as close to their original location as possible. Two new stairs that rise from the basement through the building will be built in locations as shown on the plans. Like the existing stairs, they will be concrete with steel handrails. The impact will be to provide new code-compliant stairs in a new location while preserving the walls of the existing stairwell and the doors.
<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Electrical</td>
<td>The electrical system has been updated over the years but is insufficient for new residential needs.</td>
</tr>
<tr>
<td>19</td>
<td>Plumbing</td>
<td>All existing plumbing will be removed. A new, code-compliant plumbing system will be installed that will support the new residential use of the building. The impact will be to provide a new plumbing system.</td>
</tr>
<tr>
<td>19</td>
<td>HVAC</td>
<td>An all new HVAC system will be installed that will be capable of supporting the new residential use of the building. The ducts will be round/spiral and unpainted. They will be exposed. The individual units will be located on the roof. The impact will be to provide a new HVAC system.</td>
</tr>
</tbody>
</table>

Describe work and impact on existing feature:

- The entire electrical system will be removed and replaced with a modern, code-compliant electrical system capable of handling the new residential uses of the building. The impact will be to provide a new and updated electrical system.

- All existing plumbing will be removed. A new, code-compliant plumbing system will be installed that will support the new residential use of the building. The impact will be to provide a new plumbing system.

- An all new HVAC system will be installed that will be capable of supporting the new residential use of the building. The ducts will be round/spiral and unpainted. They will be exposed. The individual units will be located on the roof. The impact will be to provide a new HVAC system.
Brown Rogers Dixson Building
675 N. Main Street
Winston Salem, North Carolina

1. Brown-Rogers-Dixson Building, view to the northeast

2. Main Street (West) facade
3. Parking area on Main Street side, between Main Street and building

4. Main Street façade showing bays enclosed with concrete block and glass block,
5. Main Street façade showing ramp,

6. Ramp on Main Street,
7. Ramp on Main Street side and parking area

8. Main Street side showing enclosed windows at ground, first and second floors,
9. Covered skylights on ground floor roof, Main Street side, view to the south

10. Roof addition to Main Street side and enclosed windows,
11. Loading doors in addition,

12. 7th Street (north) side showing enclosed windows and doors on lower levels,
13. North side of addition on 7th Street side,

14. Enclosed doorway on 7th Street side,
15. Enclosed windows on lower levels of 7th Street side,

16. East side facing railroad tracks, view to the south
17. East side showing enclosed windows on lower levels,

18. East side showing enclosed windows and doors on lower levels,
19. East side showing loading dock,

20. Loading dock on east side, view to the southwest
21. Loading dock showing enclosed windows and doors on east side, view to the southwest

22. South end of building showing enclosed openings, view to the northeast
23. Detail of enclosed openings on south end,
<table>
<thead>
<tr>
<th>Block Lot</th>
<th>0014 301</th>
<th>New Deed Date</th>
<th>New Deed Stamps</th>
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<tbody>
<tr>
<td>Property Address</td>
<td>675 Main St N</td>
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<tr>
<td>Additional Lots</td>
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<td>PIN</td>
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<tr>
<td>Tax Jurisdiction</td>
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<tr>
<td>Taxable Owner Name1</td>
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<td>Industrial Value</td>
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<td>Sq Ft Living Area (Res)</td>
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<td>Taxable Deed Stamps</td>
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<td>New Owner Name1</td>
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<td>Year Built (Res)</td>
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<tr>
<td>New Owner Name2</td>
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<td>Year Built (Com)</td>
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<td>New Owner City St Zip</td>
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<td>Zoning</td>
<td>PB</td>
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<tr>
<td>New Deed Bk-Pg</td>
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<td>Sale Price</td>
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